

## **Smoke Detector Information**

Dwelling units, congregate residences and hotel or lodging house guest rooms that are used for sleeping purposes shall be provided with smoke detectors. Smoke detectors shall be installed per California Building Code, Section 310.9, and in accordance with the manufacturer's installation instructions. Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit in which they are located.

Smoke detectors and inspections are required:

- In new construction, or
- When the valuation of an addition, alteration or repair to a house or other residential unit exceeds \$1,000.00 and a building permit is required, or
- When one or more sleeping rooms are added or created in existing residential buildings.

**Exemption:** Repairs to the exterior surfaces of residential buildings (including reroofing projects and chimney repairs).

### **LOCATION OF REQUIRED SMOKE DETECTORS -**

When required, Smoke Detectors in dwelling units are located as follows:

- On each story,
- In basements,
- In each sleeping room
- Where sleeping rooms are on an upper floor, the code requires a smoke detector to be placed on the ceiling of the upper level in close proximity to the stairway.
- Centrally located in the corridor or area giving access to sleeping rooms.
- Where the ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24 inches or more, smoke detectors shall be installed in the hallway and in the adjacent room.

### **TYPE OF SMOKE DETECTORS REQUIRED -**

#### **In NEW construction:**

- In new construction, smoke detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source and shall be equipped with battery backup.
- The detector shall emit a signal when batteries are low.
- Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

#### **In EXISTING buildings:**

Smoke detectors may be solely battery-operated when:

- Installed in existing buildings, or
- In buildings without commercial power, or
- In buildings which undergo alterations, repairs or additions.

Additional information can be obtained by visiting our website at [www.sanjoseca.gov/building/](http://www.sanjoseca.gov/building/) or by calling our Information Inspector's voice mail at (408) 535-3555 and leaving a detailed message. In addition you may visit the Building Division in City Hall at 200 East Santa Clara St. Our hours are 9:00 a.m. to 4:00 p.m. with limited service between 12:00 p.m. and 1:00 p.m.